



**City of Seattle**  
**Seattle Department of Construction and Inspections**  
**Applicant Services**

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JULIE LEDOUX  
21004 44TH DR NE  
ARLINGTON, WA 98223

Re: Project #6761539-CN

**Correction Notice #2**

**Review Type** TREE  
**Project Address** 11348 23RD AVE NE  
SEATTLE, WA 98125  
**Contact Email** JULIE@LEDOUXCONSTRUCTION.COM  
**SDCI Reviewer** Deborah McGarry  
**Reviewer Phone** (206) 727-8624  
**Reviewer Email** deborah.mcgarry@seattle.gov  
**Owner** BRUCE WALLACE

**Date** August 13, 2020  
**Contact Phone** (206) 459-2364

**Address** Seattle Department of Construction and  
Inspections  
700 Fifth Ave  
Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

Dear Ms. LeDoux,

It appears that an updated arborist report is the correction response for my previous correction letter, but not all questions were addressed. There are additional outstanding questions regarding trees in the 8/3/2020 Zoning Correction Letter. This letter will refer to questions from the zoning correction letter and brings up several new concerns.

As noted in the Zoning Correction, please provide a narrative response to each Correction item listed below.

As there are multiple concerns with trees on this site and the submitted documentation, there may be additional corrections in future review cycles.

Thank you.

Deborah McGarry

**Applicant Instructions**

**You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".**

**\*\*\* Respond by providing a written response to each correction AND identify changes to drawings since initial review. \*\*\***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.

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Project #6761539-CN , Correction Notice #2

## Codes Reviewed

This project has been reviewed for conformance with the applicable development standards of the Land Use Code.

## Corrections

### 1. Exceptional Trees

On 8/12/2020, I visited this site to verify tree sizes and conditions documented in submitted arborist reports. I found the following inconsistencies:

Tree 22: Incorrectly identified as *Cornus kousa*. This tree is *Cornus nutallii* and is exceptional. This is a native understory tree and as such has fair/good health.

Tree 37: Tree diameter over 30"; qualifies as exceptional

Tree 38: Tree diameter over 30"; qualifies as exceptional

Tree 39: Tree diameter over 30"; qualifies as exceptional

Tree 41: Tree diameter over 30"; qualifies as exceptional; health is fair/good

Please update the submitted arborist report to address these inconsistencies. If it is claimed that these trees are under exceptional thresholds, please provide photographs showing diameter measurements at 54" above the ground.

As noted in zoning correction notice 2, item 4: Please include any trees on adjacent properties with canopies overhanging the subject site.

I am in agreement with the arborist's assessment of exceptional hemlock, tree 40. This tree is almost dead and should be removed.

### 2. Exceptional Grove

As noted in Zoning Correction Letter 2, item no 3: Please provide an analysis of the presence of a tree grove on-site, as defined in Director's Rule DR-16-2008 (<http://www.seattle.gov/dpd/codes/dr/DR2008-16x.pdf>)

### 3. Lot coverage diagram

If it is claimed that lot coverage can't be achieved while preserving exceptional trees, a diagram showing the extent of the buildable area of this property must be submitted. Buildable area includes extension by up to 50% of front and rear yards. It may also include disturbance of up to 1/3 of the outer root zone of exceptional trees, with credible arborist analysis that the proposed disturbance won't damage the health of the trees. Please consult 25.11.060 for more information.

Once the size and configuration of the buildable area that meets lot coverage allowance is established, the proposed building must fit into that area. Exceptional tree removal will not be allowed because the proposed building design doesn't accommodate tree preservation.

### 4. Tree protection

Once it has been determined which of the exceptional trees on this site will be protected, please work with an arborist to determine tree protection areas, per SMC 25.11.050.

Please show tree protection areas and fencing on the site plan and all other applicable plan sheets, including the CSC and DWC plans. An additional tree protection sheet may be added with details and dimensions, but the tree protection areas must be shown on the site plan with a note referring to another sheet if necessary.

Please include dimensions between tree protection fences and tree trunks so workers and inspectors can accurately locate the fences on site.

### 5. Tree Replacement

Per SMC 25.11.090, any exceptional trees and trees over 24" in diameter that are removed must be replaced by trees that will

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provide similar canopy at maturity. Once it has been determined which trees, if any, will be removed, replacement trees will need to be of comparable size at maturity. In other words if a Douglas fir is removed a Douglas fir or comparable large conifer must be replaced.

## **6. Tree removals for proposed access**

Please refer to Zoning correction notice 2 Item 1. If exceptional trees fully block access, some may be approved for removal. They will need to be replaced in accordance with SMC 25.11.090.

**7.** Seattle DCI requires the posting of a *Tree Protection Area* sign or signs when tree protection is required for building permit approval. (See “New Tree Protection Notice Sign Requirement” in the January 2017 issue of Building Connections here: <http://buildingconnections.seattle.gov/2017/01/03/reminder-new-tree-protection-notice-sign-requirement/>)

To pass the First Ground Disturbance site inspection, the applicant must properly install the required Tree Protection Area sign(s) on the required tree protection fence(s), or other approved tree protection measures. These must remain in place for the life of construction. Full instructions are on the back side of the sign.

Please download, print, and laminate (or print on waterproof paper) the two-sided *Tree Protection Area* sign available here: [http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web\\_informational/p2601202.pdf](http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2601202.pdf)

If you have questions, please contact me directly.